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## **2.0 PROJECT DESCRIPTION**

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### **2.1 PROJECT APPLICANT**

Kudrave Architects  
811 West Seventh Street, Penthouse  
Los Angeles, CA 90017

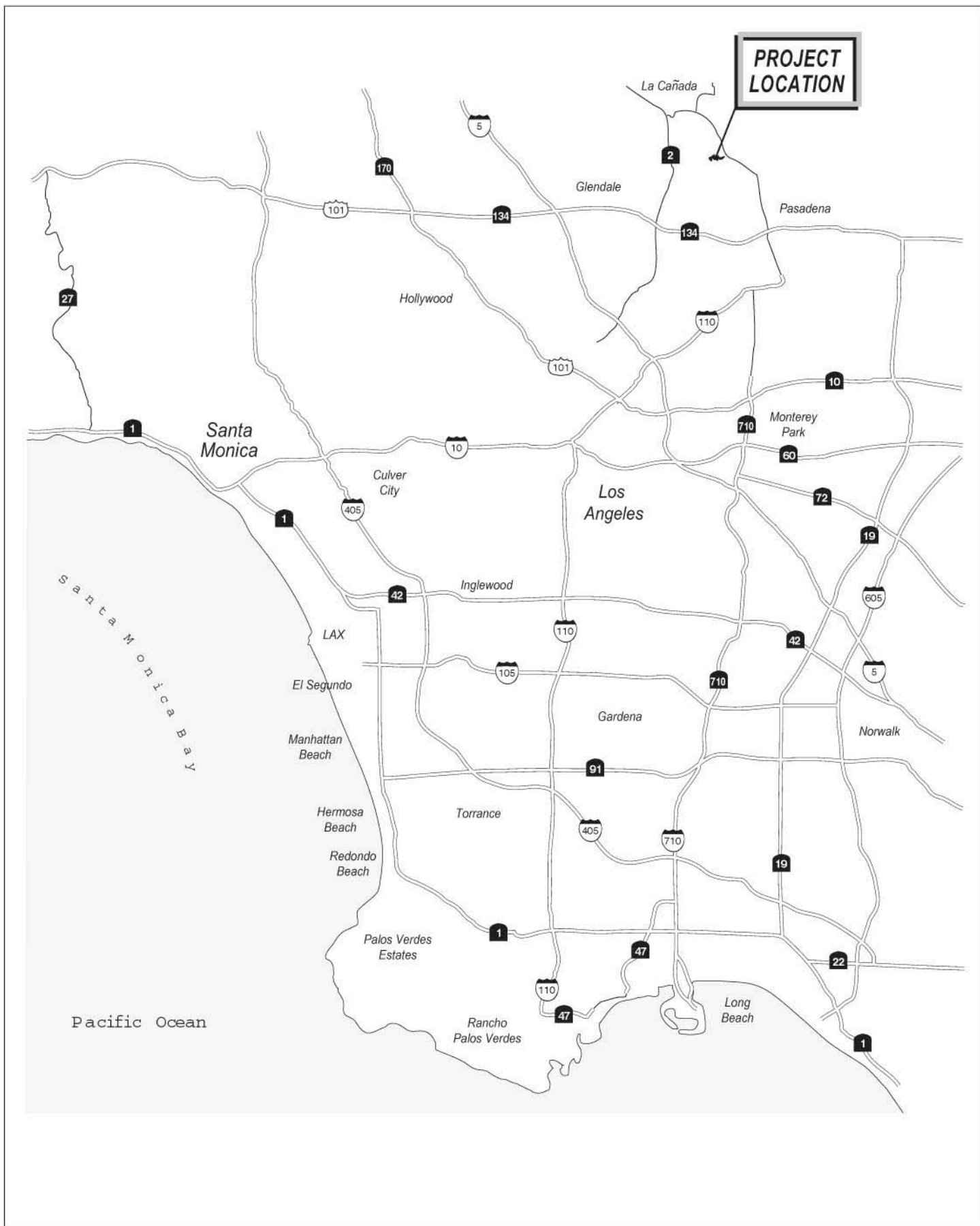
### **2.2 PROJECT LOCATION**

The project is located in the southern section of the City of La Cañada Flintridge in a residential neighborhood in the eastern portion of the San Rafael Hills. The project site is lots 37 and 38 in block 5 of Tract 9575, and portions of lots 22, 23, 32, 33, and 35 in block 16 of Flintridge. The City of La Cañada Flintridge, incorporated in 1976, is located in Los Angeles County, approximately 13 miles north of downtown Los Angeles (Figure 2-1, Regional Map). The City encompasses approximately 8.6 square miles and is surrounded by the City of Pasadena to the east, the City of Glendale to the south, the Angeles National Forest to the north, and the unincorporated county areas of La Crescenta and Montrose to the west. Regional access to the city and the project site is provided by Interstate 210 (Foothill Freeway) and State Route 2 (Glendale Freeway south of I-210/Angeles Crest Highway north of I-210).

### **2.3 PROJECT SITE CHARACTERISTICS**

The project site is located in the southern portion of La Cañada Flintridge in a residential neighborhood in the western portion of the San Rafael Hills. Figure 2-2 (Project Location) illustrates the project location within the City. Access to the project site is via proposed extensions and improvements of Inverness Drive/Haverstock Road to the north, Saint Katherine Drive to the east, Palmerstone Drive to the south, and other local streets associated with properties off Monarch Drive to the west, and then via surface streets to major thoroughfares and regional freeways located to the west or east.

The project site currently is undeveloped and ranges from approximately 1,330 to 1,625 feet above mean sea level (msl), encompassing approximately 47.11 acres. The area consists of a mix of chaparral, coastal sage scrub, oak woodlands, and non-native annuals. Most of the site has never been developed due to steep hillside topography (average slope of 48 percent) and inadequate roads within the site. Slopes range from nearly level to almost vertical. An intermittent “blue-line” stream runs northeasterly through the western half of the property toward the Devil's Gate Reservoir eventually to discharge into the Arroyo Seco drainage channel. The eastern portions accommodate a natural debris basin and ephemeral stream, which flows southeasterly towards the Arroyo Seco directly. Fill and other debris have been deposited on eastern portions of the property, as the site is located within a high debris production area. In addition, an old, graded dirt road (a closed extension of Monarch Drive, which serves as a fire road) currently winds through the site.



Not to Scale

SOURCE: EIP Associates, 2003



10734-00



FIGURE 2-1  
Regional Location

La Cañada Flintridge Tentative Tract Map 53647 and Variance 02-10 EIR

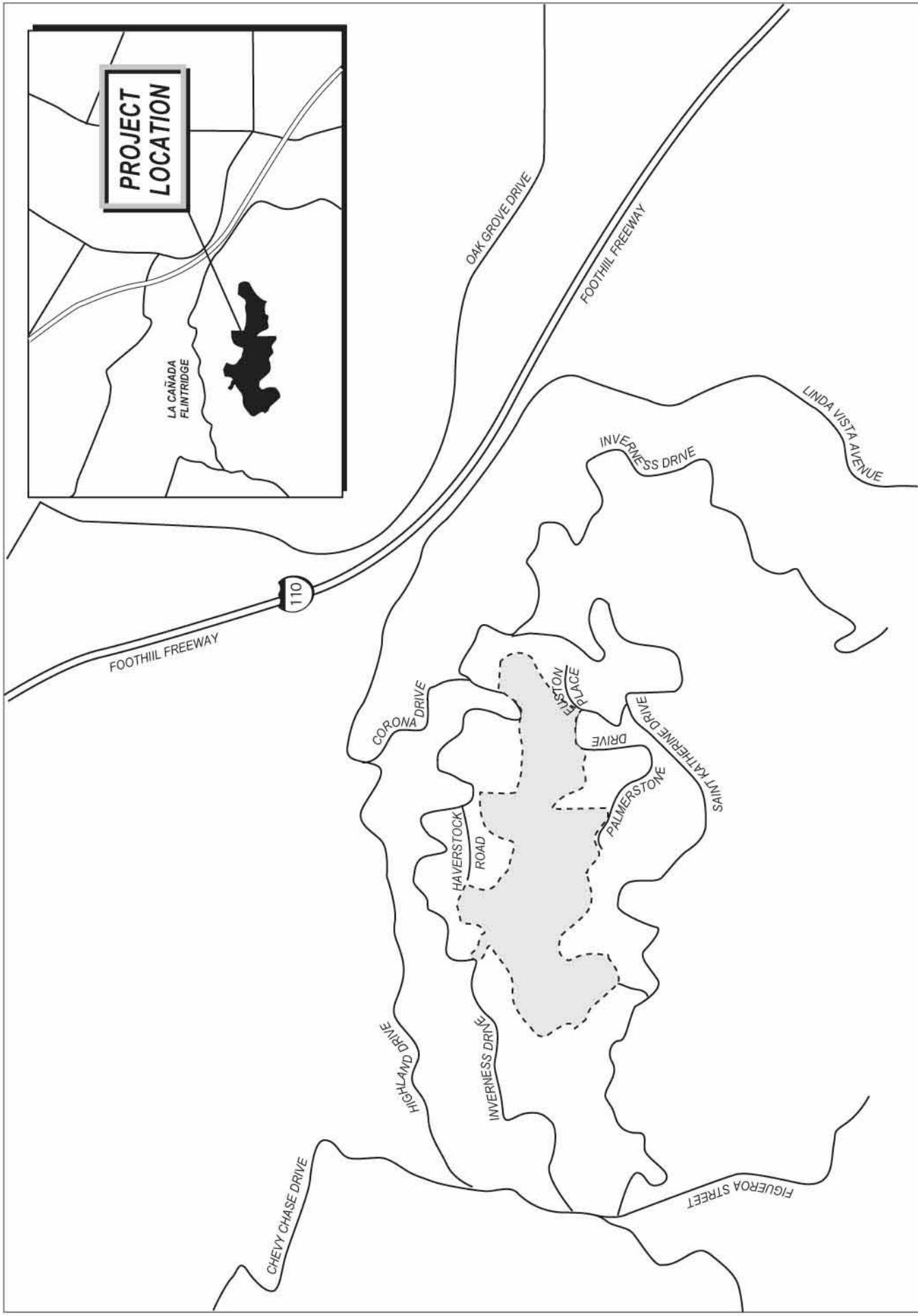


FIGURE 2-2  
Project Location

La Cañada Flintridge Tentative Tract Map 53647 and Variance 02-10 EIR



Not to Scale

SOURCE: EIP Associates, 2003

### 2.4 SURROUNDING LAND USES

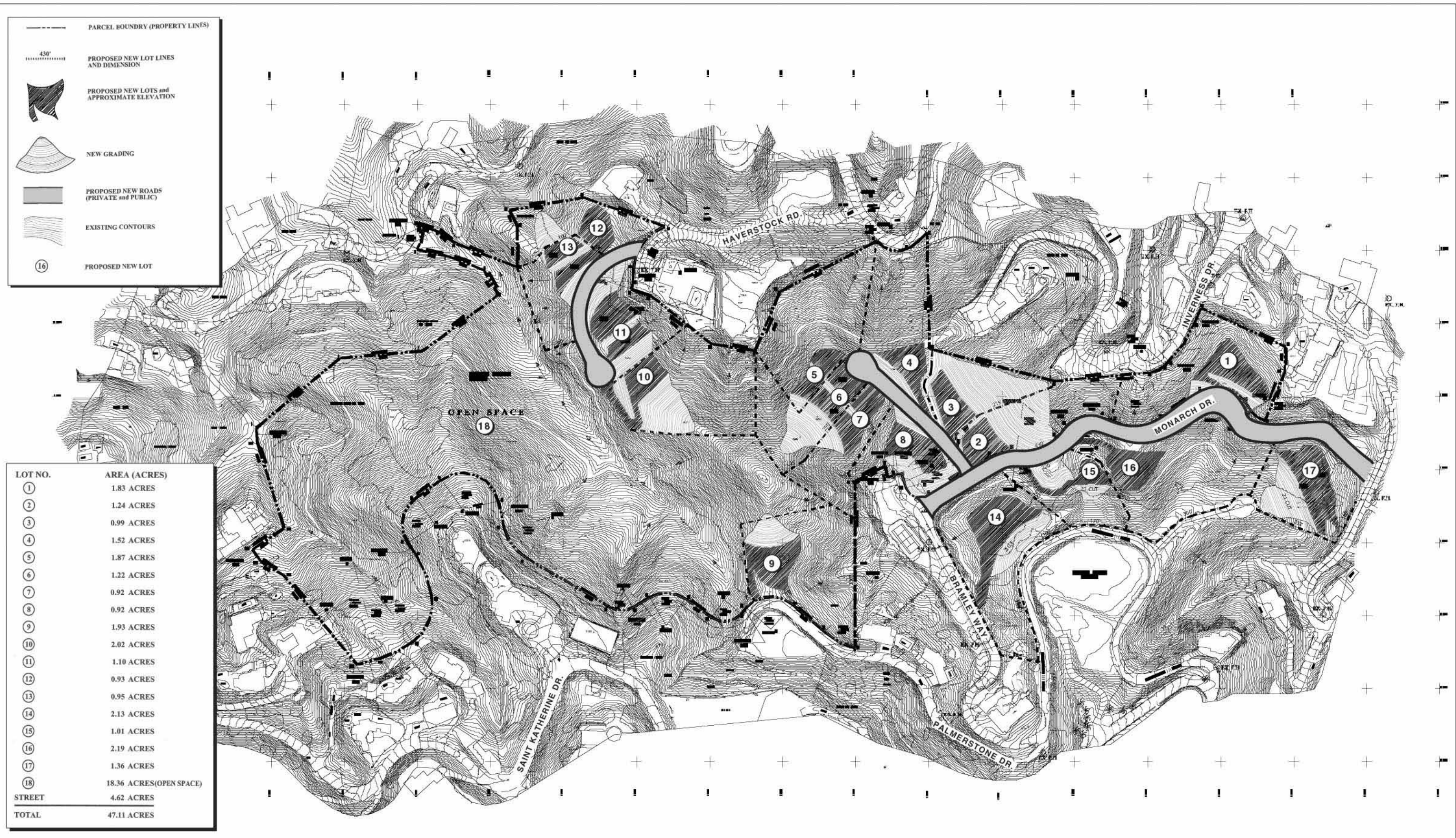
The project site is surrounded by relatively large, single-family homes and undeveloped open areas. Residential, estate-style development surrounds the proposed development area on all sides, with the exception of Sacred Heart High School, which lies adjacent to the southern edge of the subject property. The boundary between the cities of La Cañada Flintridge, Pasadena, and Glendale lies about 0.25 mile south of the site.

### 2.5 PROPOSED PROJECT DESCRIPTION

The project site is a proposed 18-lot subdivision entitled Tentative Tract Map 53647 and Variance 02-10 in the City of La Cañada Flintridge. The current zoning of the site is R-1-40,000 (Single-Family Residential—40,000-Square-Foot Minimum Lot Area). The City's Hillside Ordinance provides tailored development standards to promote orderly development of individual lots within the subdivision.

The Applicant has under his control 47.11 acres of undisturbed hillside area and proposes to provide infrastructure and buildable pads for 17 single-family residential lots with an additional lot remaining as undeveloped and vacant (open space/conservation) (see Figure 2-3, Proposed Site Plan). The proposed 18 lots range in size from 0.92 acre up to 18.36 acres. The Applicant may construct the houses or sell the properties, but the individual lots would be intended to be sold to separate individuals for custom home development. In order to accomplish this development objective, the Applicant has applied for a tentative tract map and a Variance to the lot size requirements of the Hillside Ordinance in order to permit lots smaller than the 114,285 square foot minimum lot size required. The project will require the creation of three additional public streets and require extensive grading to accommodate modified street sections and useable building pads. Other infrastructure needed will entail a stormwater drainage system, utilities (e.g., gas, water, electric, phone, cable), sewer lines, water lines (drinking and fire suppression), and private septic systems. The western portion of the site containing the blue-line stream is proposed to be preserved as open space.

Although the minimum lot area proposed will require a Variance for minimum lot size, other aspects of the new development will include a design scheme compatible with most other Hillside Ordinance policies. The resulting developed tract would eventually look similar to the surrounding development. The lot areas range from 0.92 to 2.13 acres in size, with one 18.36-acre, open-space parcel. The Applicant prepared conceptual footprints for 17 building pads for future custom home development. However, the future homes would each require a separate Hillside Development Permit, since each lot exceeds an average slope of 15 percent. Hillside Development Permits are discretionary, and permit issuance requires a separate public hearing.





## 2.6 CONSTRUCTION SCHEDULE

The project is not a part of any larger project. Proposed lots will be developed in one phase with homes to be subsequently built individually as custom homes (each needing individual approval). All cut-and-fill operations will be balanced on the site. Construction of the proposed project is anticipated to require approximately 60 months. This duration includes approximately 12 months of infrastructure development and construction, as well as grading for the proposed pads, which would begin in approximately spring 2004 and continue through approximately spring 2005. Depending on market conditions, development of individual homes could commence immediately upon completion of the infrastructure. Completion is estimated for 2008. Staging and parking for construction activities will occur on site.

## 2.7 PROJECT OBJECTIVES

The primary objective of the project Applicant, Kudrave Architects, is to develop a planned residential project that implements the goals, design, and performance standards of the City of La Cañada Flintridge. The objectives of the proposed project are to

- Create 17 single-family residential lots and 1 open space (conservation) lot
- Create additional public streets with modified sections, and accommodate usable building pads.

## 2.8 PUBLIC ACTIONS AND APPROVALS

In order to accomplish this project, the following approvals from the City of La Cañada Flintridge will be required:

- Tentative Tract Map Approval
- Approval of Variance for lot size
- Planning Commission approval and certification of EIR

Additionally, approvals from the following local, regional, or State agencies may be required for development of the proposed project:

- *City of Pasadena*—If needed, approval of any mitigation measure within its jurisdiction
- *Los Angeles Regional Water Quality Control Board*—NPDES permits; if needed, permits for alteration of on-site hydrology; Section 401 permits, if needed
- *California Water Quality Control Board*—Section 401 permits, if needed
- *South Coast Air Quality Management District*—If needed, air quality permits
- *U.S. Army Corps of Engineers*—If needed, permits for actions affecting jurisdictional waters of the United States (Section 404 permits)
- *California Department of Fish and Game*—If needed, permits for actions affecting jurisdictional waters of the State of California (Section 1601 permits)